



1440 9 Street NW
Calgary, Alberta

MLS # A2299753



\$1,295,000

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,572 sq.ft.	Age:	1947 (79 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Side		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Private, Rectangular Lot, Views		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s)		

Inclusions: N/A

OPEN TO BOOK FOR FRIDAY (TODAY) 9AM-3:30PM & SAT & SUN, NOON-3PM by APPT. Prime Rosedale location on one of the community's most desirable streets. Positioned on a highly elevated 50' x 120' corner lot with some rear city views, this property offers exceptional long-term value in a tightly held pocket where opportunities are rare. Offering nearly 1,600 sq ft on the main level, Air Conditioning, vaulted ceilings, and open living, kitchen, and dining spaces blend original charm with modern character. Two bedrooms up, two down, plus a fully developed basement with a generous laundry area provide flexibility for a variety of lifestyles. Major updates include all windows replaced in 2015 including basement windows brought fully up to code and a new roof in 2016. Renovated bathrooms showcase a clawfoot tub, new shower, granite vanity, and custom subway tile surround. Mechanical improvements include a 100-gallon hot water tank (2021), upgraded electrical service, high-efficiency furnace (2017), and recent washer and dryer. Two gas fireplaces enhance the warm bungalow ambience. The backyard is private and mature, highlighted by a massive rear deck accessed from the sunken living room, an interlocking brick patio, double detached garage, and surrounding greenery. Rosedale remains one of Calgary's most established and sought-after inner-city communities just minutes to SAIT, the University, Kensington, downtown, parks, pathways, and Rosedale K	 School. Few properties combine this location, lot size, elevation, and existing footprint at a competitive price point. Whether enjoyed as-is today or thoughtfully updated over time, the lot itself offers compelling long-term potential where a future build could further elevate the already impressive setting and city views.